STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	10
Suffix	
Property name	
Address line 1	Overton Bank
Address line 2	
Address line 3	
Town/city	Leek
Postcode	ST13 5ES

Description of site location must be completed if postcode is not known:

Easting (x)	398217
Northing (y)	356575

Description

2. Applicant Details

Title	Mr
First name	M
Surname	Howson
Company name	
Address line 1	10, Overton Bank
Address line 2	
Address line 3	

2. Applicant Details

Town/city	Leek
Country	
Postcode	ST13 5ES
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Andrew
Surname	Dukesell
Company name	DBD Architectural Consultancy Ltd
Address line 1	50 Broad Street
Address line 2	
Address line 3	
Town/city	Leek
Country	
Postcode	ST13 5NS
Primary number	01538383118
Secondary number	07773079559
Fax number	
Email	andrewd@dbdconsultants.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Single storey lean-to rear conservatory extension (retrospective)

Has the work already been started without consent? ◉ Yes ○ No

If Yes, please state when the development or work was started (date must be pre-application submission)	30/03/2019

Has the work already been completed without consent? ○ Yes ◉ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ○ Don't know
- ○ Grade I
- ○ Grade II*
- ◉ Grade II

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ○ Yes ◉ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ○ Yes ◉ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ◉ Yes ○ No

If Yes, do the proposed works include

a) works to the interior of the building? ○ Yes ◉ No

b) works to the exterior of the building? ◉ Yes ○ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ◉ Yes ○ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ○ Yes ◉ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Single storey rear extension, having a timber framed glazed lean-to roof and part glazed rear elevation over a low brick wall

9. Materials

Does the proposed development require any materials to be used? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls	
Please provide a description of existing materials and finishes:	Red/brown brick
Please provide a description of proposed materials and finishes:	Red/brown brick to match existing

Roof covering	
Please provide a description of existing materials and finishes:	Plain clay tiles to main roof
Please provide a description of proposed materials and finishes:	Timber framed glazed roof to proposed extension

9. Materials

Windows	
Please provide a description of existing materials and finishes:	uPVC framed double glazed windows
Please provide a description of proposed materials and finishes:	Timber framed double glazed windows and door assembly

Are you supplying additional information on submitted plan(s)/design and access statement: (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

1922 10 Overton Bank PL01 Site Plans 1-200 A3
1922 10 Overton Bank PL02 Plans as Existing 1-100 A3
1922 10 Overton Bank PL03 Plans as Proposed 1-100 A3
1922 10 Overton Bank PL04 Window Details 1-10 A4
1922 10 Overton Bank Heritage Statement

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ( ) Yes (•) No

11. Parking

Will the proposed works affect existing car parking arrangements? ( ) Yes (•) No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ( ) Yes (•) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

(•) The agent
( ) The applicant
( ) Other person

14. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (•) No

15. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

15. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

○ The applicant
◉ The agent

Title	Mr
First name	Andrew
Surname	Dukesell
Declaration date	29/05/2019

☑ Declaration made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	29/05/2019